

Agenda

Town of Fairview



Agenda

Town Council Meeting

August 10, 2021

6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: ---Mayor Thomas

Invocation

Pledge of Allegiance

- a. Agenda Changes
- b. Approval of Agenda

2. Public Comments / Presentations:**

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2021-2022 --- *Report Accepted as Information*
- d) Fairview Park Event July Draft Minutes (*Minutes Accepted as Information*)
- e) Fairview Park Facility July Draft Minutes (*No July Meeting*)
- f) Planning Board July Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for July 13, 2021

4. Items of Business:

Item 1: Discuss Major Development Permit #MDP 21-046 requested by Michelle Huggins to develop seven (7) lots zoned RA-40 on 12.21 acres located at 7420 Tesh Road, Parcel #081153016 – *Ed Humphries*

Agenda

Mayor to Open Public Hearing

Public Comments

Mayor to Close Public Hearing

Approve "Finding of Facts": Motion on Each:

- 1) The proposed conditional use will not materially endanger the public health or safety;

Motion: the proposed conditional use permit will not endanger the public health or safety because: _____

- 2) The proposed conditional use will not substantially injure the value of adjoining or abutting property;

Motion: the proposed conditional use permit will not substantially injure the value of adjoining or abutting property because: _____

- 3) The proposed conditional use will be in harmony with the area in which it is to be located;

Motion: the proposed conditional use permit will be in harmony with the area in which it is located because: _____

- 4) The proposed conditional use will be in general conformity with the land use plan, thoroughfare plan, or other plan;

Motion: the proposed conditional use will be in general conformity with the land use plan, Thoroughfare plan or other plan because: _____

Decision: Major Development Permit #MDP 21-046 requested by Michelle Huggins to develop seven (7) lots zoned RA-40 on 12.21 acres located at 7420 Tesh Road, Parcel #081153016.

Motion to approve would include the conditions and the following statement: (Include Zoning statement) The proposed zoning amendment under consideration is/is not found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised November 11, 2018), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Item 2: Appoint Planning and Zoning Board Alternate member Chrisie Black to replace board member Tony Helms with term to expire July 2024 --- *Ed Humphries*

5. Council Comments:

6. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes**

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

10:00 AM
07/30/21
Accrual Basis

Town of Fairview
Balance Sheet
As of July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
First National Bank	368,451.05
Total Checking/Savings	368,451.05
Other Current Assets	
Franchise Tax Receivable	29,195.44
Investments	
Investments NCCMT	1,062.44
Total Investments	1,062.44
Other receivables	78.57
Prepaid assets	3,186.00
Sales Tax Receivable	4,877.20
Sales tax refund	400.39
Taxes receivable	1,652.60
Taxes receivable - ad valorem	-1,031.04
Taxes receivable - motor veh	742.04
Total Other Current Assets	40,163.64
Total Current Assets	408,614.69
Fixed Assets	
Accumulated Depreciation	-312,922.07
Building and Improvements	1,181,642.75
Computer Equipment	12,643.66
Furniture and Equipment	1,698.00
Land	734,289.94
Land improvements	17,545.00
Leasehold improvements	27,486.25
Park equipment	148,928.88
Rental House	137,436.59
Total Fixed Assets	1,948,749.00
TOTAL ASSETS	2,357,363.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,000.00
Total Accounts Payable	8,000.00
Other Current Liabilities	
Accrued payroll	4,099.92
Deferred revenue - ad valorem	1,923.45
Payroll Liabilities	374.31
Prepaid taxes	12.44
Security deposit - rental house	1,395.00
Total Other Current Liabilities	7,805.12
Total Current Liabilities	15,805.12
Long Term Liabilities	
Note payable on park land	520,000.00
Total Long Term Liabilities	520,000.00
Total Liabilities	535,805.12
Equity	
Amount to be provided for LTD	-520,000.00
Equity	

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10:00 AM
07/30/21
Accrual Basis

Town of Fairview
Balance Sheet
As of July 31, 2021

	Jul 31, 21
Fixed assets	1,948,749.00
Total Fund Balance	1,207,568.00
Total Equity	3,156,317.00
Retained Earnings	-800,087.05
Net Income	-14,671.38
Total Equity	1,821,558.57
TOTAL LIABILITIES & EQUITY	2,357,363.69

10:01 AM

07/30/21

Accrual Basis

Town of Fairview
Profit & Loss Budget vs. Actual
July 2021 through June 2022

	Jul '21 - Jun 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	0.00	108,000.00	-108,000.00
Alcoholic beverage	0.00	16,000.00	-16,000.00
Donation - vendors	25.00		
Farm Land rental	0.00	1,500.00	-1,500.00
Fund balance appropriated	0.00	-19,214.00	19,214.00
Interest on delinquent taxes	9.03		
Motor vehicle taxes	1,203.19	10,800.00	-9,596.81
Park rental income	50.00	1,000.00	-950.00
Rental house income	1,255.50	15,000.00	-13,744.50
Sales and use tax	3,153.46	32,500.00	-29,346.54
Utility Franchise taxes	0.00	135,000.00	-135,000.00
Zoning fees	475.00	12,000.00	-11,525.00
Total Income	6,171.18	312,586.00	-306,414.82
Expense			
Advertising and Promotion	0.00	1,000.00	-1,000.00
Audit fees	0.00	8,530.00	-8,530.00
Debt repayment	0.00	60,280.00	-60,280.00
Dues and Subscriptions	5,330.00	6,000.00	-670.00
Elections expense	0.00	3,100.00	-3,100.00
Festival expense	32.51	20,000.00	-19,967.49
Fire Dept Grant	0.00	2,000.00	-2,000.00
Grants	0.00	2,000.00	-2,000.00
Insurance Expense	4,426.18	5,350.00	-923.82
Internet and website	680.63	10,800.00	-10,119.37
Legal fees	350.00	9,000.00	-8,650.00
Miscellaneous Expense	0.00	1,000.00	-1,000.00
Office expense	225.03	11,000.00	-10,774.97
Office utilities	204.71	4,000.00	-3,795.29
Park Maintenance	0.00	30,576.00	-30,576.00
Park Utilities	121.39	2,200.00	-2,078.61
Payroll Expenses	9,459.91	42,700.00	-33,240.09
Payroll taxes	0.00	7,650.00	-7,650.00
Planning and zoning	0.00	47,000.00	-47,000.00
Professional Fees	0.00	3,000.00	-3,000.00
Rent Expense	0.00	12,000.00	-12,000.00
Rental house repairs, etc	303.18	1,000.00	-696.82
Salaries - Park	0.00	10,300.00	-10,300.00
Solid Waste Manage cost share	0.00	8,000.00	-8,000.00
Tax collection fees	35.12	2,000.00	-1,964.88
Telephone Expense	0.00	1,200.00	-1,200.00
Training expense	0.00	500.00	-500.00
Travel Expense	0.00	400.00	-400.00
Total Expense	21,168.66	312,586.00	-291,417.34
Net Ordinary Income	-14,997.48	0.00	-14,997.48
Net Income	-14,997.48	0.00	-14,997.48

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10:02 AM

07/30/21

Accrual Basis

Town of Fairview
Transaction Detail By Account
July 2021 through June 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Office expense							
Bill	07/05/2021	07052021	Teresa Clontz	Cleaning office	100.00		100.00
Check	07/13/2021	103436	WM Corporate Servi...	Monthly waste charge	111.10		211.10
Check	07/13/2021	103437	FNB Commercial Cr...	Credit card charges	13.93		225.03
Total Office expense					225.03	0.00	225.03
TOTAL					225.03	0.00	225.03

10:05 AM

07/30/21

Accrual Basis

Town of Fairview
Transactions by Account
As of July 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
First National Bank							
Liability Check	07/12/2021	To Print	NC Dept of Revenue_	600391020		663.00	387,113.60
Paycheck	07/13/2021	103422	Darrell H. Baucom			994.74	386,450.60
Paycheck	07/13/2021	103420	Bill F. Thomas			46.18	385,455.86
Paycheck	07/13/2021	103421	Chrisie B Black			46.17	385,409.68
Paycheck	07/13/2021	103423	Doug Buchanan			46.18	385,363.51
Paycheck	07/13/2021	103424	Edward D Humphries			2,294.86	385,317.33
Paycheck	07/13/2021	103425	Gary H Wilfong			138.52	383,022.47
Paycheck	07/13/2021	103426	Jerry C. Clontz			947.38	382,883.95
Paycheck	07/13/2021	103427	John A Biggers, Jr.			138.52	381,936.57
Paycheck	07/13/2021	103428	Joshua H Presley			46.18	381,798.05
Paycheck	07/13/2021	103429	Nancy H Randall			46.18	381,751.87
Paycheck	07/13/2021	103430	Patricia H. Kindley			138.52	381,705.69
Paycheck	07/13/2021	103431	Phillip C Thomas			184.70	381,567.17
Paycheck	07/13/2021	103432	Tony FD Helms			46.18	381,382.47
Paycheck	07/13/2021	103433	Spencer L. Thomas			184.70	381,336.29
Paycheck	07/13/2021	103434	Teresa Gregorius			1,387.26	381,151.59
Liability Check	07/13/2021	To Print	IRS	55-0789092		2,475.04	379,784.33
Bill Pmt -Check	07/13/2021	103435	Interlocal Risk Financ...	Insurance for 21-22		4,426.18	377,289.29
Check	07/13/2021	103436	WM Corporate Servic...	Monthly waste charge		111.10	372,863.11
Check	07/13/2021	103437	FNB Commercial Cre...	Credit card charges		46.44	372,752.01
Check	07/13/2021	103439	UNC School of Govt	dues for 21-22		519.00	372,705.57
Deposit	07/13/2021			Deposit	275.00		372,186.57
Deposit	07/14/2021			Deposit	952.32		372,461.57
Bill Pmt -Check	07/16/2021	103438	Union County_	Annual rent for Town Hall		6,000.00	373,413.89
Deposit	07/23/2021			Deposit	1,177.10		367,413.89
Bill Pmt -Check	07/23/2021	103440	Killingsworth Environ...	Pest Control		125.00	368,590.99
Check	07/23/2021	Draft	Spectrum	Phone, internet and tv		289.94	368,465.99
Deposit	07/28/2021			Deposit	200.00		368,176.05
Deposit	07/28/2021			Deposit	50.00		368,376.05
Deposit	07/28/2021			Deposit	25.00		368,426.05
							368,451.05
Total First National Bank					2,679.42	21,341.97	368,451.05
TOTAL					2,679.42	21,341.97	368,451.05

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JULY 2021 ZONING PERMITS

<u>Date</u>	<u>Ck#</u>	<u>Permit #</u>	<u>Type</u>	<u>Fee \$</u>	<u>Name</u>	<u>Address</u>	<u>Parcel #</u>
7/1/21	1241	MS 21 050	Minor	\$100	Hardee	8555 Old Ferry Road	08087001L
7/1/21	21837	TM 21 051	Tower	\$100	Crown Castle	7604 Water Oaks Lane	8189034
7/8/21	CC	A 21052	pool	\$100	A-Sylvon pools	9715 Running Cedar	8210016
7/13/21	Cash	A 21053	porch	\$100	George Davis	404 Clontz Rd	08219007G
7/27/21	5983	Comp 21 054	Comp	\$100	Incentive Builders	205 Old Dutch West	08183008A
7/29/21	4243	A 21 055	Accessory	\$100	Oleg Davidor	511 Brief Rd	08213073A
Totals		6		\$600			
TOTAL							

FUND BALANCE WORKSHEET 2021/2022

Beginning Spendable Fund Balance **\$338,137**
(as of 6/30/2021)

POLICY - Reserve in Spendable Fund Balance **\$200,000**

Spendable Fund Balance **\$138,137**
(as of 6/30/2021)

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
1	7/13/2021	Purchase of Town Hall	Fund balance	150,000.00
			New Spendable Fund Balance	-11,863.00

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
			New Spendable Fund Balance	

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**Town of Fairview
Fairview Park Event Committee Meeting
July 15, 2021**

The following Fairview Park Event Committee members were present: Lisa Thomas, Tracy Biggers, Gayle Brock, Theresa Donaldson, Leigh Harris, Mike Medlin, Traci Price-Ferguson and Spencer Thomas

Others present: Teresa Gregorius, Town Clerk

Public Comments

None

Items of Business

A. Music in the Park – September 10, 2021 from 6:30 – 9:00 PM

The Committee discussed the following:

- 911 Remembrance: Color Guard will march in; Phil Thomas will welcome everyone; 21 gun salute; recognition of Fairview Firefighters
- Castaways band
- Construction lights have been secured for the parking lot
- Hometown Heroes will be handling parking
- Working on food vendors
- Advertising

B. Fairview Fall Festival – October 2, 2021 from 10:00 AM – 5:00 PM

The Committee discussed the following:

- Working on organization to man all of the children's activity booths (possible 6-8 activities -- walking sticks, go fish, decorate pumpkins, train ride, tic-tac-toe). Will contact Hometown Heroes, Ground 40 about working booths for a \$2,000.00 donation.

- Contact Hometown Heroes and Ground 40 about handling parking for a \$500.00 donation.
- Discussed charging vendors extra for hauling vendors products to their site.

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Lisa Thomas
Chairman

Approved this _____ day of _____, 2021

DRAFT



**Town of Fairview
Planning Board Meeting
July 20, 2021**

The following Planning Board members were present: Chrisie Black, Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Josh Presley, Nancy Randall and Bill Thomas

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk, Teresa Gregorius, Town Clerk, Spencer Thomas, Administrative Assistant

Public Comments

None

Items of Business

A. Review/Recommend Major Development Permit MDP #21-046

Ed Humphries presented Major Development Permit MDP #21-046 requested by Michelle Huggins to develop seven (7) lots zoned RA-40 on 12.21 acres located at 7420 Tesh Road, Parcel #081153016. The Planning Board discussed the accessibility of county water to the development. Mr. Humphries will check with the county as to where water lines are currently located.

Greg Morgan made a motion to recommend approval to the Council of Major Development Permit MDP #21-046 with conditions stated with additional condition of requiring county water if within reasonable access. Tony Helms seconded the motion. Board members Black, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

B. Discuss Major/Minor Subdivision Requirements

Ed Humphries presented the latest revision of the Major/Minor Subdivision Requirements to the Board. The Board discussed and recommended that Mr. Humphries present their list to the Council.

C. Minutes

Doug Buchanan made a motion to approve the June 15, 2021 minutes. Josh Presley seconded the motion. Board members Black, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

Chair Randall recognized Tony Helms and thanked him for his service on the Planning Board.

Greg Morgan made a motion to adjourn. Doug Buchanan seconded the motion. Board members Black, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2021

DRAFT



**Town of Fairview
Regular Town Council Meeting
July 13, 2021**

The following Council members were present: Mayor Phil Thomas, Jerry Clontz, Patricia Kindley, and Gary Wilfong. John Biggers was absent.

Others present: Joe McCollum, Town Attorney; Darrell Baucom, Financial Officer, Ed Humphries, Land Use Administrator / Deputy Clerk and Teresa Gregorius, Town Clerk, Spencer Thomas, Administrative Assistant

Agenda Changes

None

Approval of Agenda

Patricia Kindley made a motion to approve the agenda. Gary Wilfong seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Public Comments

None

Consent Agenda

- a) Accept Financial and Tax Reports as Information
- b) Accept Land Use Report as Information
- c) Accept Fund Balance Worksheet 2021-2022 report as Information
- d) Fairview Park Event Draft Minutes --- (No June Meeting)
- e) Fairview Park Facility June Draft Minutes --- Minutes Accepted as Information
- f) Planning Board June Draft Minutes --- Minutes Accepted as Information
- g) Approve Council Regular Minutes for June 8, 2021
- h) Floodplain Development Permit Fee - \$5,000.00; \$1,000.00 if engineered documentation is provided

Gary Wilfong made a motion to approve the consent agenda. Patricia Kindley seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Items of Business

Item 1: Discuss/Approve the Flood Damage Prevention Ordinance

Ed Humphries reported that he met with Terry Fox, with the state flood insurance program to audit Mr. Humphries and the town flood ordinance program. The audit went well. Mr. Fox suggested updating the town's ordinance dated August 13, 2018 and supplied Mr. Humphries with the NC Model Flood Damage Prevention Ordinance dated August 2020. Mr. Humphries reported that the Planning Board recommended the updated ordinance unanimously.

Mayor Thomas Opened Public Hearing

No Public Comments

Mayor Thomas Closed Public Hearing

The Council discussed. Patricia Kindley made a motion to approve the updated Flood Damage Prevention Ordinance as presented. Gary Wilfong seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Item 2: Renew Temporary Permit # TP 14-037

Ed Humphries presented Temporary Permit # TP 14-037 for renewal for six months (new permit will expire January 2022) in the name of Gregory Morgan- 6508 Morgan's Cove Road, Monroe, NC 28110. The permit would allow Morgan to add a manufactured home to his property (Parcel #08192012) for the purpose of caring for a relative—under Section 179 of the Fairview Land use Ordinance.

The Council discussed. Gary Wilfong made a motion to approve Temporary Permit # TP 14-037 for renewal for six months (new permit will expire January 2022). Jerry Clontz seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Item 3: Re-Appoint 3 members to Planning and Zoning Board

Ed Humphries reported that terms for 3 members of the Planning Board were up for re-appointment (Nancy Randall and Doug Buchanan with terms to expire July 2024 and Mike Medlin with term to expire December 2023).

The Council discussed. Patricia Kindley made a motion to approve re-appointing Nancy Randall and Doug Buchanan with terms to expire July 2024 and Mike Medlin with term to expire December 2023. Gary Wilfong seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Item 4: Re-Appoint 3 members to the Fairview Park Event Committee

Teresa Gregorius reported that 3 members of the Fairview Park Event Committee were up for re-appointment (Todd Donaldson, Spencer Thomas and Scott Cuthbertson with terms to expire May 2024).

The Council discussed. Jerry Clontz made a motion to approve re-appointing Todd Donaldson, Spencer Thomas and Scott Cuthbertson with terms to expire May 2024. Patricia Kindley seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Item 5: Discuss/Approve Purchasing 3 Acres Currently Known as Fairview Town Hall

Mayor Thomas reported that over the past several years the town, Union County School Board, Union County staff and Union County Commissioners have been in talks regarding the town purchasing the building currently used as town hall. The County and the School System have been working on a swap of property for some time now. The School System wanted property that the County owned, and the County wanted to take possession of the old Fairview School property in order to sell the property to the town and Fire Department (for a town hall and a new fire department building). The land/buildings are now available for purchase. The town would be purchasing approximately 3 acres and the building presently used by the town. Purchase money will come from fund balance (approximately \$150,000.00). Fairview Fire and Rescue will be purchasing the remaining approximately 6 acres to build a new fire department (after demolition of the old school building).

The Council discussed the purchase. Gary Wilfong made a motion to approve the purchase of approximately 3 acres known presently as Fairview Town Hall from Union County. Purchase money will come from fund balance (not to exceed \$150,000.00). Authorize the Mayor to review the final survey and sign all needed documents required for the purchase. Patricia Kindley seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Council Comments

Patricia Kindley reported that she had information regarding where renters in our area that have been impacted by COVID could seek assistance. The information will be put on the town website and Facebook page. She also noted that she is working on a historical article on the Fairview Fire Department.

Gary Wilfong reported that he had received several complaints regarding crop dusters in the area. Mr. Humphries reported that according to the town nuisance ordinance farming equipment is exempt.

Jerry Clontz reported he was working on information and pricing for a natural trail at the park. One of the first tasks will be to have an architectural drawing of the proposed trail site.

Mayor Thomas reported Darrell Baucom had been working on the NC Pandemic Recovery program and all paperwork had been sent in. Mayor Thomas also reported that he had received a survey from Union Power regarding broadband service. He suggested that everyone take the survey, information will be on the town website and Facebook. Jerry Clontz made a motion to adjourn. Patricia Kindley seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2021

DRAFT

Discuss Major Development #MDP 21-046

Town of Fairview Staff Report for: Planning Board

DATE: 7/20/2021



CASE #: MDP 21-046

Applicant(s):

Crenshaw Loche

Michelle Huggins
7420 Tesh Road
Monroe NC 28110

Property Owner(s):

Same

Requested Action:

To divide parcel # 08153016 into seven lots.

Existing Zoning:

RA-40

Requested Zoning:

RA-40 Major Development Permit (Special Use Permit)

Location:

Tesh Road

Property Size:

12.21 Ac

Tax Parcel(s):

08153016

Purpose/Narrative:

To divide 12.21 ac in 6 building lots with one of the lots having a pond. Lot 3 and lot #7(pond/lake) will be retained by the developer for future personal use

Surrounding Area Zoning:

Residential/Farms

Existing Conditions:

Open/Farmland

Land Use Plan

Recommendation:

Residential – RA-40 single family
Major Development Permit –6 or more lots

Compliance with Zoning Ordinance:

Yes-Special Use permit---Major Development

Special Use Permit Conditions:

1. Donate \$1,000.00 per lot to the Fairview Park Capital Fund when the lot is sold.
2. The Developer will retain lot #3 and #7
Lot #7 is the Lake/pond Lot for future personal use.
3. No HOA (no common area)

Staff Recommendation on Application:

Recommend to Council with Conditions

Town of Fairview

7516 Concord Highway
Monroe NC 28110

MDP 21046

MAJOR DEVELOPMENT PERMIT APPLICATION SPECIAL

\$600

PAID

Name of Development:	Date of Submission:	Check if Conditional Use Permit is associated with this application:
Crenshaw Loche	06/01/2021	<input checked="" type="checkbox"/>

#1260

Applicant Information

Contact Name:	Michelle Huggins
Contact Phone/Fax:	704-506-1820
Email:	michellephuggins@yahoo.com
Address:	7420 Tesh Rd, Monroe, NC 28110
Engineer/Surveyor:	Brian T Winters
Phone:	980-290-0429

Owner Information

If different from applicant, specify legal relationship of the applicant to the owner that entitles the applicant to make application and provide contact info below:

Contact Name:	
Address:	
Contact Phone/Fax:	

Provide summary statement of the development proposed:

Divide parcel 08153016 into 7 lots. 6 buildable and 1 with the pond that I will retain ownership

Property Information

Property Location:	Tesh Rd, Monroe, NC 28110
Tax Parcel Number:	08153016
Existing Zoning:	RA-40
Proposed Zoning:	RA-40
Existing Use:	Pasture
Proposed Use:	Residential Homes
Existing Buildings Floor area:	0
Proposed Buildings Floor area:	6 homes at 2200 sq ft each
Property Size (square feet)	12.21 Acres

Fee amounts: (per Land Use Administrator)

Attached? Yes ☐ No ☐

Checklist Completed and attached? Yes ☐ No ☐

I, the undersigned owner or authorized representative, hereby submit this application with the attached information and understand that any engineering review fees incurred by the Town will be paid by me. The information and documents provided are complete and accurate to the best of my knowledge.

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE	DATE
<i>Michelle Huggins</i>	6-1-2021

BELOW TO BE COMPLETED BY TOWN OF FAIRVIEW

It is anticipated that this plat will be reviewed by (date):

Anticipated Planning Board Date: 6/20/2021

This Permit is [approved / denied] by Town Council on (date):

Signature of Authorized Town Official:

[Signature]

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Town of Fairview

MAJOR DEVELOPMENT PERMIT CHECKLIST

Please complete the following MAJOR DEVELOPMENT PERMIT CHECKLIST developed from Appendix A of the Town of Fairview Land Use Ordinance.

If the item is included in the development site plan, check the space provided. If the item is not applicable or not included, please write N/A in the space provided and make any explanation in the comments area following each section.

Graphic Materials Required for Plans

- ☒ 1. Name of development
- ☒ 2. Title block containing the subdivision name and the name of the owner
- ☒ 3. The name, address and phone # of the subdivider/preparer of plat
- ☒ 4. The names, addresses and telephone number of all owners, mortgages, registered land surveyors, developers, land planners, architects, landscape architects, and professional engineers responsible for the subdivision.
- ☒ 5. Location (including address, township, county and state)
- ☒ 6. Date or dates survey was conducted and plat prepared
- ☒ 7. A scale drawing in feet per inch listed in words and figures (drawing shall not be at a scale less than 1" equals 200')
- ☒ 8. A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area at a scale of 1" = 2000'
- ☒ 9. A Bar graph scale
- ☒ 10. North Arrow and orientation (North arrow shall be oriented to the top of the plat where applicable)

Comments/Explanation for items not checked in section above:

Map not to scale

Existing Natural, Man-Made and Legal Features

- ☐ 1. Tree line of wooded areas.
- ☐ 2. Individual tree eighteen inches in diameter or more identified by common or scientific name.
- ☐ 3. Orchards or other agricultural groves by common or scientific name.
- ☒ 4. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.
- ☐ 5. (If the proposed development is a subdivision or mobile home park of more than fifty lots or if more than five acres of land are to be developed), base flood elevation data (See Article XVI, Part I).
- ☒ 6. Contour lines (shown as dotted lines) with no larger than five foot contour intervals. (As indicated in Subsection A-6 (2t), proposed contour lines shall be shown as solid lines.)
- ☐ 7. Vehicle accommodation areas (including parking areas, loading areas and circulation areas, see Section 290), all designated by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.
- ☒ 8. Streets, private roads, sidewalks, and other walkways, all designated by surface material.
- ☐ 9. Curbs and gutters, curb inlets and curb cuts, and drainage grates.
- ☒ 10. Other storm water or drainage facilities, including manholes, pipes, and drainage ditches.
- ☐ 11. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.

Town of Fairview - Major Development Permit Checklist

- ☒ 12. Above ground utility lines and other utility facilities.
☐ 13. Fire hydrants.
☐ 14. Buildings, structures and signs (including dimensions of each).
☐ 15. Location of exterior light fixtures.
☐ 16. Location of dumpsters.
☒ 17. The zoning of the property, including zoning district lines where applicable.
☒ 18. Property lines (with dimensions identified).
☒ 19. Street right-of-way lines.
☒ 20. Utility or other easement lines.

Comments/Explanation for items not checked in section above:

1,2,3,5,7,9,11,13,14,15 and 16 are Non-Applicable

Proposed Changes in Existing Features or New Features

- ☒ 1. The number of square feet in every lot created by a new subdivision.
☒ 2. Lot dimensions, including lot widths measured in accordance with Section 183.
☒ 3. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines (see Section 184).
☒ 4. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights (see Section 186) and proposed wall sign or window sign area;
☐ 5. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures.
☐ 6. Elevation in relation to means sea level to which any non-residential structure will be flood-proofed.
☐ 7. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
☐ 8. The location and dimensions of all recreational areas provided, with each area designated as to type of use;
☐ 9. Areas intended to remain as open space or designated buffer areas (Section 265.)
☐ 10. Streets, labeled by classification (see Section 210) and street name showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private roads in subdivisions shall also be shown and clearly labeled as such.
☐ 11. Curbs and gutters, curb inlets and curb cuts, drainage grates, and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.
☐ 12. Sidewalks and walkways, showing widths and surface material.
☐ 13. Bridges.
☐ 14. Outdoor illumination with lighting fixtures sufficiently identified to demonstrate compliance with Section 242.
☐ 15. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television. Water and sewer pipeline signs shall be labeled.
☒ 16. Aboveground utility lines and other facilities.
☐ 17. Fire hydrants.
☐ 18. Dumpsters.
☐ 19. New contour lines resulting from earth movement (shown as solid lines) with no larger than five foot contour intervals (existing lines should be shown as dotted lines).
☐ 20. Scale drawings of all signs requiring permits pursuant to Article XVII, together with an indication of the location and dimensions of all such signs.
☐ 21. Vehicle accommodation areas (including parking areas, loading areas, and circulation areas, see Section 290), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel of lanes, aisles, and driveways.

Town of Fairview - Major Development Permit Checklist

- ☐ 22. Proposed plantings or construction of other devices to comply with the screening requirements of Article XIX, Part I, as well as proposed plantings of trees to comply with the shading requirements of Article XIX, Part II. Plans shall label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width. Plans shall label trees by common or scientific name, show the circles of the mature crowns (major trees shall be drawn at diameter = 30'; dwarf or decorative trees shall be drawn at their actual mature crown), and indicate the height at the time of planting.

Comments/Explanation for items not checked in section above:

5 thru 15 and 17-22 are Non-Applicable

Documents and Written Information in Addition to Plans

- ☒ 1. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person.
- ☒ 2. Certifications from the appropriate agencies that proposed utility systems are or will be adequate to handle the proposed development, as set forth in Article XV, and that all necessary easements have been provided.
- ☐ 3. For proposed non-residential flood proofed structures, or for enclosed areas below the lowest floor that are subject to flooding, certification from a registered professional engineer or architect that the proposed structure meets the criteria in Article XVI, Section 254(d), (f).
- ☐ 4. Certification and supporting technical data from a registered professional engineer demonstrating that any proposed use within a floodway if permitted under Article XVI, Section 253, shall not result in any increase in flood levels during occurrence of the base flood discharge.
- ☐ 5. Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities.
- ☐ 6. Bonds, letters of credit, or other surety devices.
- ☒ 7. Stamped envelopes containing the names and addresses of all those to whom notice of a public hearing must be sent to comply with Section 22, 102, or 323.
- ☐ 8. Complete documentation justifying any requested deviation from specific requirements established by this ordinance as presumptively satisfying design standards.
- ☐ 9. Written evidence of permission to use satellite-parking spaces under the control of a person other than the developer when such spaces are allowed pursuant to Section 298.
- ☐ 10. Written evidence of good faith efforts to acquire satellite parking under the circumstances set forth in Section 299.
- ☐ 11. Verification that Manufactured Goods, Class 1 and 2 uses will meet the supplementary standards set forth in Article XI. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent from the nature of the proposed development that such expert verification is unnecessary.
- ☐ 12. Time schedules for the completion of phases in staged development, as required by Section 61.
- ☐ 13. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas.
- ☐ 14. The traffic of a development, including its effect on pedestrian or vehicular traffic or congestion.

Comments/Explanation for items not checked in section above:

3,4,5,6, 8,9,10,11,13 are Non-Applicable

Parcel Number

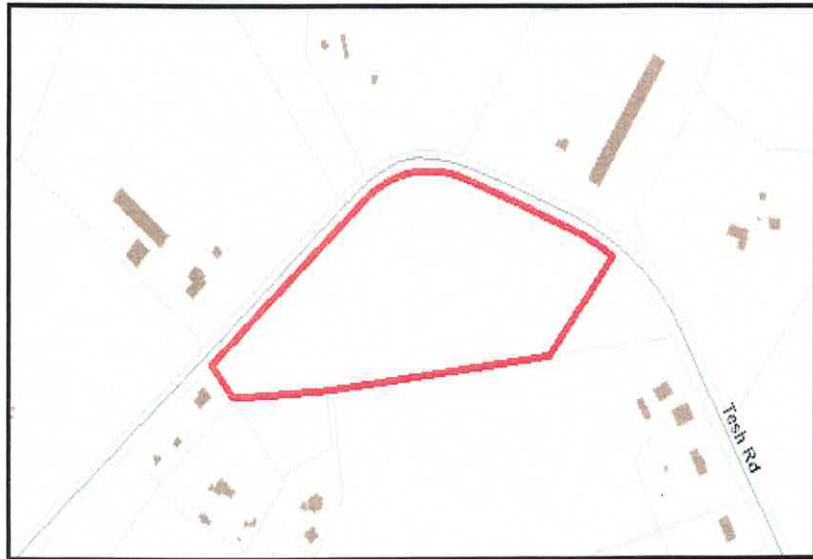
08153016

Owner

HUGGINS
BOBBI
MICHELLE
PRICE

Mailing Address

7334 TESH RD
MONROE
NC , 28110

**Account Information**

Land Value \$126,700.00
Building Value \$0.00
Total Value \$126,700.00
Acreage 12.2140

Description #3 CRENSHAW 7420 TESH RD
Situs Address 0 TESH RD
Property Class FARM

Sales Information

Sale Date
11/23/2018

Sale Amount
\$0.00

Book & Page
W18E 1095

Grantor
PRICE BOBBIE

Location Information

Municipal Administration Fairview

12 Mile Service Area No

County Zoning Code CITY

School [School Assignment Information](#)

Zoning Administration Fairview

Census Tract Number 202.04

ETJ

FEMA Panel 5540

Fire District Fairview

FEMA Zone

Soils CmB,BaB

Building Information

Total Living Area 0

Improvement Type

Year Build 0

District Voting Assignments (Jurisdictions)

Polling Place Bethlehem Presbyterian Church

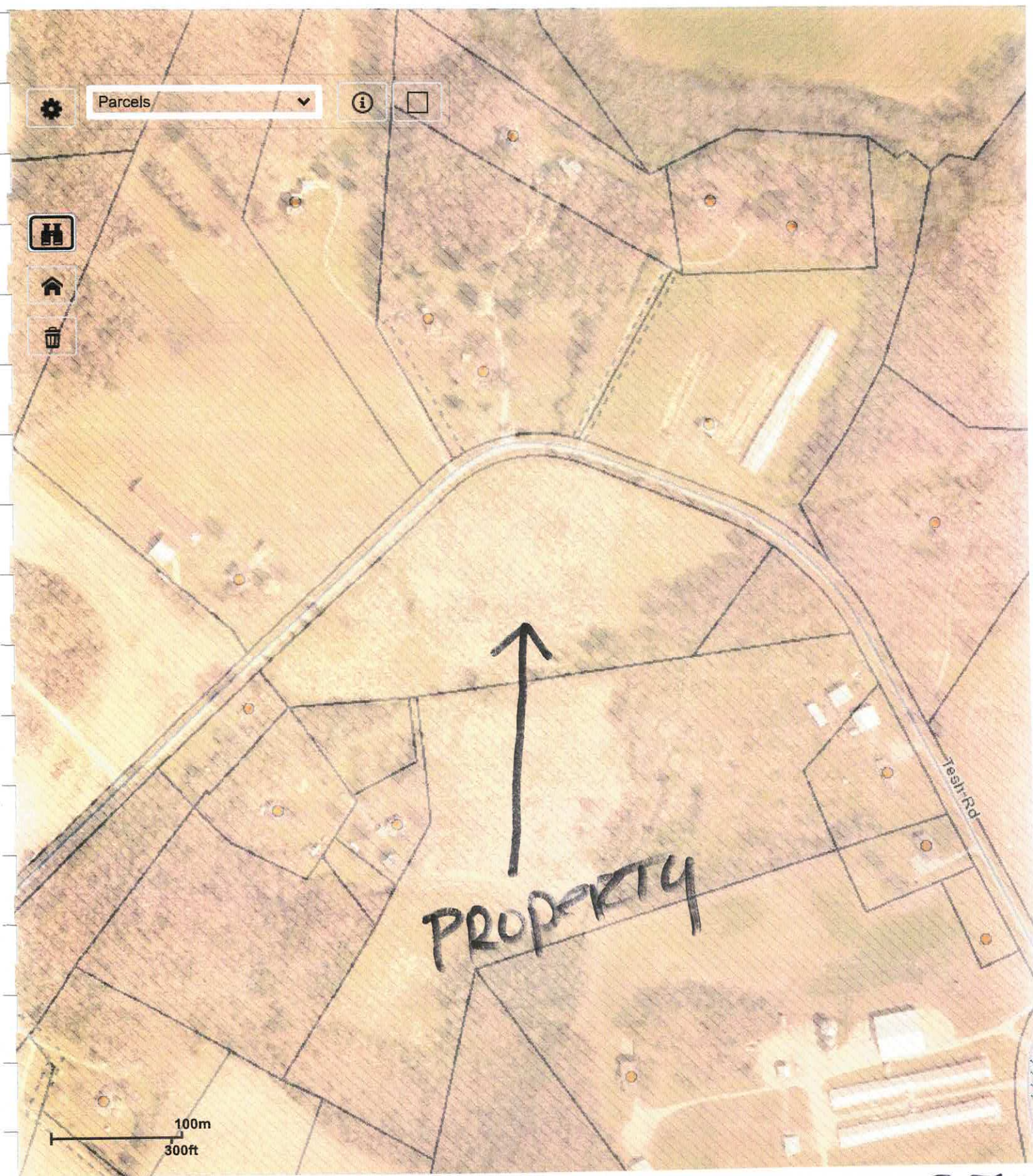
School District 4

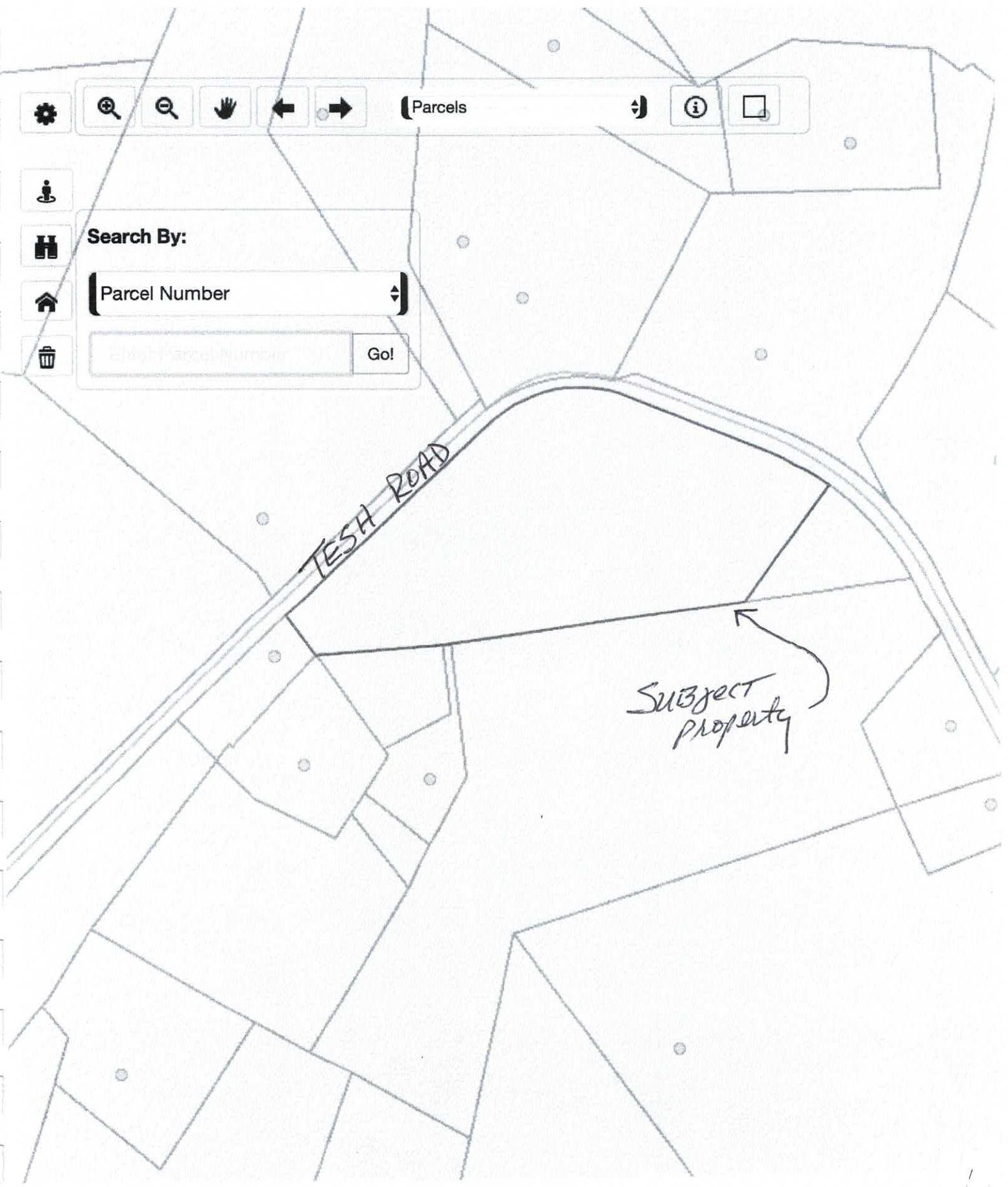
Congressional District 9

Precinct District #12

State House 69

Senate District 36





Parcel ID	Owners Name	Address	City	State	Zip
08156001B	Dexter and Amanda Hinson	7510 Tesh Rd	Monroe	NC	28110
	8156003 Larry and Lynda Eudy	7605 Tesh Rd	Monroe	NC	28110
	8156026 Nicola Keiler	515 Leak Ave	Wadesboro	NC	28170
08156005D, 08156005	Robin Grismer	4811 Asbury Rd	Monroe	NC	28110
08156005A	Aneita Gail Mullis	7505 Tesh Rd	Monroe	NC	28110
8156005, 08156005C	Roy and Louise Barbee	7429 Tesh Rd	Monroe	NC	28110
	8156006 Nelson Rowell	207 Baucom Deese Rd	Monroe	NC	28110
08156006A	Brian and Cheryl Furr	7119 Tesh Rd	Monroe	NC	28110
	8153014 Kay Gould	7314 Tesh Rd	Monroe	NC	28110
	8153018 CSR Builder Trust	7302 Tesh Rd	Monroe	NC	28110
	8153018 Furman L Crenshaw	2101 Cotton Mill Ct	Matthews	NC	28104
	8156002 Matthew and Sara Moree	7503 Tesh Rd	Monroe	NC	28110

Ed Humphries

From: Michael Lash <mikel@lashengineering.com>
Sent: Monday, June 28, 2021 10:36 AM
To: Ed Humphries; Michelle Huggins
Subject: Sewer permits for Huggins lots
Attachments: Huggins Soils Report - Spangler.pdf

Ed, it was nice to talk with you.

Yes, a Soil Scientist has reviewed the lots and they will all "perk". Each of the 6 lots will have an individual system and each lot will have its own sewer permit. I've attached the Soils Report that covers all 6 lots for your use. Prior to the Town issuing a Building Permit, each lot will have an individual wastewater system designed and permitted through the EOP permitting process. We have 3 of the lots designed and ready for permitting at this time.

Let me know if there is anything additional that I might be able to provide.

Thanks,
Mike

Lash Engineering, Inc.
Michael Lash, PE.
704-847-3031
mikel@lashengineering.com

DAN SPANGLER
LICENSED SOIL SCIENTIST
802 BRADFORD PLACE
MONROE NC 28110-9355

TO: Michelle Huggins
7334 Tesh Road
Monroe, NC 28110

FROM: Dan Spangler

SUBJECT: Soil evaluation of 6 Lots (ID# 08153016 at 7314 Tesh Road in Union Co., NC, for suitability of sewage treatment and waste disposal systems.

DATE: May 4, 2021

Five of these Lots have soils that are UNSUITABLE for standard wastewater treatment systems. These soils are shallow to bedrock, have seasonal water tables, or have expansive clay subsoil. The soils are Callison, Cid, Misenheimer and Zion. These lots are provisionally suitable for the pretreatment drip septic system with an LTAR of 0.15 gpd/fts². Lot five is suitable for a standard chamber septic system. (See attached map, Ksat summery reports for LTAR and soil transect.)

cc: Mike Lash

SOIL TRANSECT

JOB: Michelle Higgins		LOCATION: 7314 Test Rd ED# 08153016				DATE: 4/16/21	
Hole #	Color of Subsoil	Texture of Subsoil	Depth to Seasonal Water	Depth of Soil	Soil Series and percent slope	Long Term Acceptance Rate (LTAR)	Suitability
1	10YR 9/4	sic	18"	28"	Cid - 4	0.3	UN
2	10YR 9/8	sic	19"	30"	Callison - 4	0.3	UN
2	mottled	H. s.c	15"	32"	Cid - 37"	0.2	UN
2	mottled	sic	15"	340"	Cid -	0.3	UN
3	mottled	sic	18"	340"	Cid - 3	0.3	UN
3	mottled	sic	19"	35"	Callison 3	0.3	UN
3	mottled	sic	15"	70"	Misenheimer 3	0.3	UN
4	Gray	CL	12"	12"	Kolts 3	—	UN
4	mottled	sic	14"	25"	Misenheimer 2	—	UN
4	mottled	Exp-sic	10"	32"	Zion - 2	—	UN
5	10YR 5/6	sic	32"	40"	Seavest - 3	0.3	SC
5	10YR 5/8	sic	34"	40"	Seavest - 3	0.3	SC
5	10YR 5/8	sic	38"	38"	Bedon - 4	0.3	SC
6-1	5YR 5/6	sic	18"	26"	Cid - 4	0.3	RS UN
6-2	10YR 5/8	sic	15"	25"	Cid - 4	0.3	UN
6-3	10YR 5/8	CL	8"	20"	Cid - 4	—	UN
6-4	mottled	CL	15"	24"	Cid - 4	0.3	PS



DAN SPANGLER
LICENSED SOIL SCIENTIST
802 BRADFORD PLACE
MONROE NC 28110-9355

TO: Brian Benton
514 Fowler Rd.
Monroe, NC 28110

FROM: Dan Spangler

DATE: 5/13/2019

SUBJECT: Ksat test on one acre lot on Ridge Road

Hole # (Ksat #)	Depth in inches	Total Run Time (hrs.)	Ksat gpd/fts ²	LTAR @ the 25 % level
1	12	6	15	0.375 <i>Call 504 SDI</i>
2	12	5.75	1.12	0.28 <i>Cik</i>
3	12	5.5	0.9	0.225 <i>Cid</i>
Average	12	5.75	1.17	0.29

Recommendation: For pretreatment system using drip lines, the LTAR would be one half of 0.29 or 0.145. Because of variability in the site I recommend that the LTAR be dropped to 0.1 gpd/fts².

CC: Gina Long, R.S.
Union County Environmental Health

DAN SPANGLER
LICENSED SOIL SCIENTIST
802 BRADFORD PLACE
MONROE NC 28110-9355

TO: Scott Vuncannon
6205 Kate Rd.
Monroe, NC 28110

FROM: Dan Spangler

DATE: 9/30/2019

SUBJECT: Ksat test on Morning Glory Farm on Kate Road

Hole # (Ksat #)	Depth in inches	Total Run Time (hrs.)	Ksat gpd/ftsq	LTAR @ the 25 % level
1	9	5.75	4.1	1.02 Goldston soil
2	9	5.5	1.72	0.43 Cid
3	9	5.25	5.76	1.44 Goldston
Average	9	5.5	3.86	0.96

Recommendation: For pretreatment system using drip lines, the LTAR would be one half of 0.96 or 0.48. Because of variability in the site I recommend that the LTAR be dropped to a 0.2 gpd/ftsq.

CC: Ramona Dunphy, R.S.
Union County Environmental Health

DAN SPANGLER
LICENSED SOIL SCIENTIST
802 BRADFORD PLACE
MONROE NC 28110-9355

TO: Tanner Design & Build LLC
2560 Roosevelt Blvd.
Monroe, NC 28110

FROM: Dan Spangler

DATE: 4/20/2020

SUBJECT: Ksat test on triangle lot on tract 05-020-001 on Tom Starnes Road

Hole # (Ksat #)	Depth in inches	Total Run Time (hrs.)	Ksat gpd/fts ²	LTAR @ the 25 % level
1	8	4.25	0.6	0.15
2	9	4	0.67	0.17
3	9	3.75	0.23	0.06
Average	9	4	0.5	0.13

cid soil
cid soil
cid soil

Recommendation: For pretreatment system using drip lines, the LTAR would be 0.13. Because of variability in the site I recommend that the LTAR be dropped to 0.1 gpd/fts².

CC: Gina Long, R.S.
Union County Environmental Health

DAN SPANGLER
LICENSED SOIL SCIENTIST
802 BRADFORD PLACE
MONROE NC 28110-9355

TO: William Kiker
Stony knoll Enterprises LLC
1309 Hamilton Crossroads
Marshville, NC 28103

FROM: Dan Spangler

DATE: 8/13/2019

SUBJECT: Ksat test on 3.8 acre tract on Hamilton Crossroads

Hole # (Ksat #)	Depth in inches	Total Run Time (hrs.)	Ksat gpd/fts ²	LTAR @ the 25 % level
1	10	5.25	2.32	0.58
2	10	5	3	0.75
3	10	4.75	4.78	1.2
Average	10	5	3.37	0.74

Golden Soil
Collins Soil
Collins Soil

Recommendation: For pretreatment system using drip lines, the LTAR would be one half of 0.74 or 0.37. Because of variability in the site I recommend that the LTAR be dropped to 0.2 gpd/fts².

CC: Gina Long, R.S.
Union County Environmental Health

Ed Humphries

From: Michelle Huggins <michellephuggins@yahoo.com>
Sent: Thursday, June 10, 2021 2:52 PM
To: Ed Humphries
Subject: Crenshaw Loche

Ed,

The builder and I have agreed to each contribute \$500 per building lot (\$1000 total per lot) to the Fairview Park Capital Improvement Fund at closing of the lot. Check will come from the attorney and be on the closing statement.

Michelle P. Huggins
Developer Crenshaw Loche

Sent from my iPad

Ed Humphries

From: Michelle Huggins <michellephuggins@yahoo.com>
Sent: Tuesday, June 22, 2021 11:45 AM
To: Ed Humphries
Subject: Crenshaw Loche

At this time I plan to retain ownership of lot 3 and lot 7 (Lake Lot).

Sent from my iPad

Teresa Gregorius

From: Ed Humphries
Sent: Thursday, July 22, 2021 2:41 PM
To: Teresa Gregorius
Subject: RE: Tesh Road Information

Nancy

In addition to Greg's comment (It appears the county has a funded water extension that will take water to Tesh Road later this year. This leaves 1300 feet unfunded to project site. Good Luck

Greg Morgan

Utility Field Services Superintendent/ORC

I asked Public works to give me an update.
Her comments are below:

Good afternoon Ed,
Our CIP is in the process of designing a water line extension down Unionville Brief Road down to Clontz Long Road as part of the Short Water Line Program with construction late this year and on in to 2022.
We do not have a current project to extend water down Tesh Road; however, one property owner on Tesh Road near Unionville Brief is interested in applying for the Short Water Line Program when we start accepting applications again soon.
Please let me know if you need anything else.
Thanks!

Crystal Outlaw Panico, PE

New Development Program Manager | Engineering
T 704.296.4239

Information from GIS indicated that the extension from Unionville-Brief to Tesh road is 1048'
From Unionville-Brief to the subdivision is approx. 1366' (total 2414')
Public Works policy states the developer must also extend the line the full length of the property—another 1700'

With this information, it is my opinion that connecting to water at this point should not be an issue.

I will share this information with the Council and make sure they understand that the Planning/B thinks water is important as I know they do,
the P/B thinks that 2500' is the point where it sure be required.

We can present to the Council the P/Bs list of what you think should be required/considered in all Major subdivisions. The Council will direct me to include in the ordinance or to develop and a policy (what we encourage all to have in the approval process).

Does this work for you?

Ed Humphries

Town of Fairview
Land Use Administrator
7516 Concord Highway
Monroe NC 28110
704.564.3412
ehumphries@fairviewnc.gov



From: nancy_randall@hotmail.com <nancy_randall@hotmail.com>
Sent: Wednesday, July 21, 2021 2:40 PM
To: Ed Humphries <ehumphries@fairviewnc.gov>
Cc: Greg Morgan <Greg.Morgan@unioncountync.gov>; 'Nancy Randall' <nrandall@wingate.edu>
Subject: Re: Tesh Road Information

This is the situation where we had decided in the abstract that the developer must connect to Union Co water or we wouldn't approve. Harsh but otherwise no way to improve Fairview's infrastructure and quality of life for residents. If Union Co will fund some of it, will be easier financially for developer. Council needs to know the recommendation to approve would likely have been different if we had this info last night.

Nancy

On Jul 21, 2021 8:58 AM, Ed Humphries <ehumphries@fairviewnc.gov> wrote:

Are you saving the water today is 2500 ft from the project?

Get [Outlook for iOS](#)

From: Greg Morgan <Greg.Morgan@unioncountync.gov>
Sent: Wednesday, July 21, 2021 8:52:40 AM
To: Ed Humphries <ehumphries@fairviewnc.gov>
Cc: 'Nancy Randall' <nrandall@wingate.edu>
Subject: Tesh Road Information

For your use.

Attached is the map showing existing water main.

1200 Feet from Tesh Road +

1300 Feet down Tesh Road to Project Site

I will let you if a project in on file to extend.

Greg Morgan

Utility Field Services Superintendent/ORC

T 704.289.3288

Greg.Morgan@unioncountync.gov

unioncountync.gov



Union County Government

4600 Goldmine Rd, Suite 0000

Monroe, NC 28110

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Ed Humphries

From: Serge Baygulow <baygulow@hotmail.com>
Sent: Tuesday, July 27, 2021 11:42 AM
To: Ed Humphries
Subject: subdivision vote

Good Day Mr. Humophries,

Unfortunately, on Aug 10th me and my wife will be out of country and we will not be able to vote for a new proposed subdivision on our street parcel # 081153016.

Me my wife and out 21 year old son want to cast out vote against the planned development. The main concern on this future subdivision is creation of traffic on our dead-end street. Our road is narrow, curved with no sidewalks and having more car traffic can cause danger to us our kids and our neighbours. New development will affect our family directly, because it's right across the street from out property and we worry for the safety of our kids.

Mr. Humophries,
per our conversation, please keep my phone number if you ever need my help.

Thank you!

Serge Baygulow
704-681-1000

Appoint Member to Planning Board